

## Evan Willoughby

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**From:** Evan Willoughby  
**Sent:** Wednesday, July 30, 2025 10:45 AM  
**To:** Cherish .  
**Cc:** Jared Jerome; Janet Yochmowitz  
**Subject:** RE: (SPL) 03-25 58689 Ocotillo Drive - Deliverables

A proposal of 44 guests and 5 staff would require a minimum of twenty-seven (27) parking spaces.

The code requirement is as follows:

One (1) standard-size parking stall is required for every two (2) guests, and one (1) parking stall is required for each employee or staff member. Parking stall size and parking lot design shall comply with the standards provided in [Chapter 9.33](#), Parking and Loading Regulations, of the Town's Development Code, including required parking spaces for people with physical disabilities. Parking shall be allowed on-site only.

Based on the above and Table 3-9 of [Chapter 9.33](#), two (2) ADA parking spaces are required and at least one (1) shall be an ADA van-accessible space. Standards for dimensions of standard parking spaces are in Table 3-11 of [Chapter 9.33](#). Standards for dimensions of ADA parking spaces are in Table 3-10 of [Chapter 9.33](#). If you have any questions regarding ADA accessibility standards, staff recommends consultation with a Certified Access Specialist (CASp).

Thank you,

*Evan Willoughby*  
Assistant Planner

Town of Yucca Valley  
Community Development Department  
58928 Business Center Drive  
Yucca Valley, CA 92284  
P: (760) 369-6579 ext. 328  
F: (760) 228-0084  
[ewilloughby@yucca-valley.org](mailto:ewilloughby@yucca-valley.org)

**From:** Cherish . <petitpalefille@yahoo.com>  
**Sent:** Wednesday, July 30, 2025 10:11 AM  
**To:** Evan Willoughby <EWilloughby@YUCCA-VALLEY.ORG>  
**Subject:** Re: (SPL) 03-25 58689 Ocotillo Drive - Deliverables

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Hi Evan,

Before I provide the revision can you clarify how many parking spaces are required?

Thank you!  
Cherish

On Jul 30, 2025, at 9:48 AM, Evan Willoughby <[EWilloughby@yucca-valley.org](mailto:EWilloughby@yucca-valley.org)> wrote:

Good morning,

Thank you for providing that information. Staff has comments and questions based on the plan provided.

Please clarify if ground-disturbance is proposed. The Site Plan states "No Grading Is Required" but adds parking area in non-disturbed areas of the site. If ground-disturbance is proposed, then at a minimum a native plant permit and desert native plant specialist determination that no take of protected species would occur would be required. If a take of State protected species is proposed, then further California Environmental Quality Act review and an Incidental Take Permit is required from the California Department of Fish and Wildlife would be required.

The Site Plan also identifies drive-aisle widths that are not consistent with Chapter 9.33 of the Town of Yucca Valley Development Code and does not identify required ADA parking. I anticipate that staff will ask for direction from the Planning Commission as to whether the minimum drive-aisle widths in Chapter 9.33 are applicable to this category of project.

Please revise/clarify based on the above.

Thank you,

*Evan Willoughby*  
Assistant Planner

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Community Development Department  
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**From:** Cherish Delgado <[petitpalefille@yahoo.com](mailto:petitpalefille@yahoo.com)>  
**Sent:** Tuesday, July 22, 2025 1:44 PM  
**To:** Evan Willoughby <[EWilloughby@YUCCA-VALLEY.ORG](mailto:EWilloughby@YUCCA-VALLEY.ORG)>  
**Cc:** Jared Jerome <[jjerome@YUCCA-VALLEY.ORG](mailto:jjerome@YUCCA-VALLEY.ORG)>; Janet Yochmowitz <[JYochmowitz@yucca-valley.org](mailto:JYochmowitz@yucca-valley.org)>  
**Subject:** Re: (SPL) 03-25 58689 Ocotillo Drive - Deliverables

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Hi,

I've attached the required documents. Can you confirm everything you've requested in on the site plan? I'd like to let the designer know if it's completed.

Thank you!

*Cherish Delgado*  
Casa Cabin LLC  
949-735-7187

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On Friday, July 11, 2025 at 02:27:39 PM PDT, Evan Willoughby <[ewilloughby@yucca-valley.org](mailto:ewilloughby@yucca-valley.org)> wrote:

Good afternoon,

Thank you for attending the Planning Commission meeting on July 8, 2025. Below I have provided a list of deliverables that would assist in the Planning Commission's review of your application. If you would like staff to review drafts so that you know you're on the right track, please email staff anything you would like us to look at.

1. Dimensioned Site Plan

1. Include location, placement, and dimensions of all required parking stalls, drive-aisle locations and dimensions, emergency access locations and dimensions, arrows indicating direction of travel and circulation, and all points of ingress and egress.
2. Include location and placement of permanent structures, temporary structures, trash containment, and bathrooms.
3. Include location and layout of activity area where the events are proposed to be held and the number of guests and staff in each area.
4. Clearly delineate areas of the property that are available to guests and areas that are not.

2. Detailed Project Description

1. Provide a complete, narrative description of all event activities proposed on the property, including frequency, duration, number of guests for each event type, and a 12-month calendar of tentative event dates identified by event type.

3. Route Map

1. Include a route map showing how guests are routed to and from the property to and from the nearest paved access.
4. Operational Plan
  1. Provide a complete operational plan, including narrative descriptions of staffing, event set-up, guest arrival management, event operations, guest departure management, and event tear-down.
5. Nuisance Response Plan
  1. Provide a complete nuisance response plan that addresses how you will address any issues in a timely manner. The nuisance response plan shall address potential violations of the Yucca Valley Town Code including windblown trash, trash cans placed out before or after trash collection day, excessively loud music, night sky and other lighting violations, parties, loud noises, excessive vehicles, excessive guests, loud parties, and trespassing onto adjoining or surrounding properties.

Those are the primary deliverables. Staff will be in contact if there are any other pieces of information you can provide or questions you can answer that may assist in the Planning Commission's review. Staff will notice the item for hearing for the August 12, 2025, Planning Commission Meeting. Deliverables must be received by August 5, 2025.

Staff are available by email if there are any questions.

Thank you,

*Evan Willoughby*

Assistant Planner

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